

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT BRADLEY PROPERTIES PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 16 TO 1, INCLUSIVE; WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. MATTERN AND RUBY M. MATTERN DATED _____, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK _____ PAGE _____.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA, AND SECTION 8A OF THE CITY OF SALEM SOIL EROSION & SEDIMENT ORDINANCE.

THE SAID OWNER FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM, VIRGINIA, FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY, BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY, AND SAID CITY OF SALEM, VIRGINIA, SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8th DAY OF February, 1985.

BRADLEY PROPERTIES PARTNERSHIP. A VIRGINIA LIMITED PARTNERSHIP

BY: [Signature]
ROBERT N. BRADLEY, GENERAL PARTNER

STATE OF VIRGINIA at Large
OF _____

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT ROBERT N. BRADLEY, GENERAL PARTNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON February 8, 1985.

MY COMMISSION EXPIRES March 20, 1987

[Signature]
NOTARY PUBLIC

RESTRICTIONS:

1. RIDGEWOOD FARM TOWNHOMES ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA.

APPROVED:

[Signature]
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

2-20-85
DATE

[Signature]
CITY ENGINEER, CITY OF SALEM, VIRGINIA

2-20-85
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND THERETO ANNEXED IS ADMITTED TO RECORD ON FEBRUARY 25, 1985, AT 4:11 O'CLOCK P.M.

[Signature]
DEPUTY CLERK

[Signature]
CLERK

PLAT SHOWING
SECTION No. 1
RIDGEWOOD FARM
TOWNHOMES (2.58 Ac.)

SITUATED ALONG WEST SIDE OF SOUTH CLEARING ROAD
SALEM, VIRGINIA

PROPERTY OF
BRADLEY PROPERTIES PARTNERSHIP
A VIRGINIA LIMITED PARTNERSHIP

SCALE : 1" = 50' DATE : 14 JAN. 1985

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

